

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55563</b>
Petitioner:  <b>CRAIG J. WALKER ,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 2071-00-0-00-045+2**

**Category: Abatement      Property Type: Vacant Land**
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:  

**Total Value:            \$4,037,680**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 07-08 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 13th day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

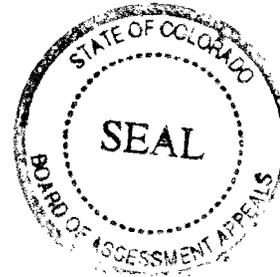
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*Cara McKeller*

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Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 55563**

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**STIPULATION (As To Tax Years 2007/2008 Actual Value)**

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**CRAIG J. WALKER**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2007/2008 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as VACANT LAND and described as follows: County Schedule Numbers: 2071-00-0-00-045, 2071-00-0-00-057 AND 2071-32-4-00-056.

A brief narrative as to why the reduction was made: Analyzed raw land market information.

The parties have agreed that the 2007/2008 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-00-0-00-045</b>		<b>(No Change)</b>	
Land	\$1,200,000	Land	\$1,200,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$1,200,000</u>	Total	<u>\$1,200,000</u>
<b>2071-00-0-00-056</b>		<b>(No Change)</b>	
Land	\$1,681,280	Land	\$1,681,280
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$1,681,280</u>	Total	<u>\$1,681,280</u>
<b>2071-00-0-00-057</b>			
Land	\$1,445,500	Land	\$1,156,400
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$1,445,500</u>	Total	<u>\$1,156,400</u>
<b>TOTAL</b>	<b>\$4,326,780</b>		<b>\$4,037,680</b>

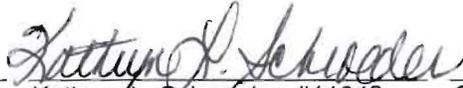
The valuation, as established above, shall be binding only with respect to the tax years 2007 and 2008.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 30 day of August 2011.



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